MILLS COMMERCIAL
REAL ESTATE GROUP, LLC

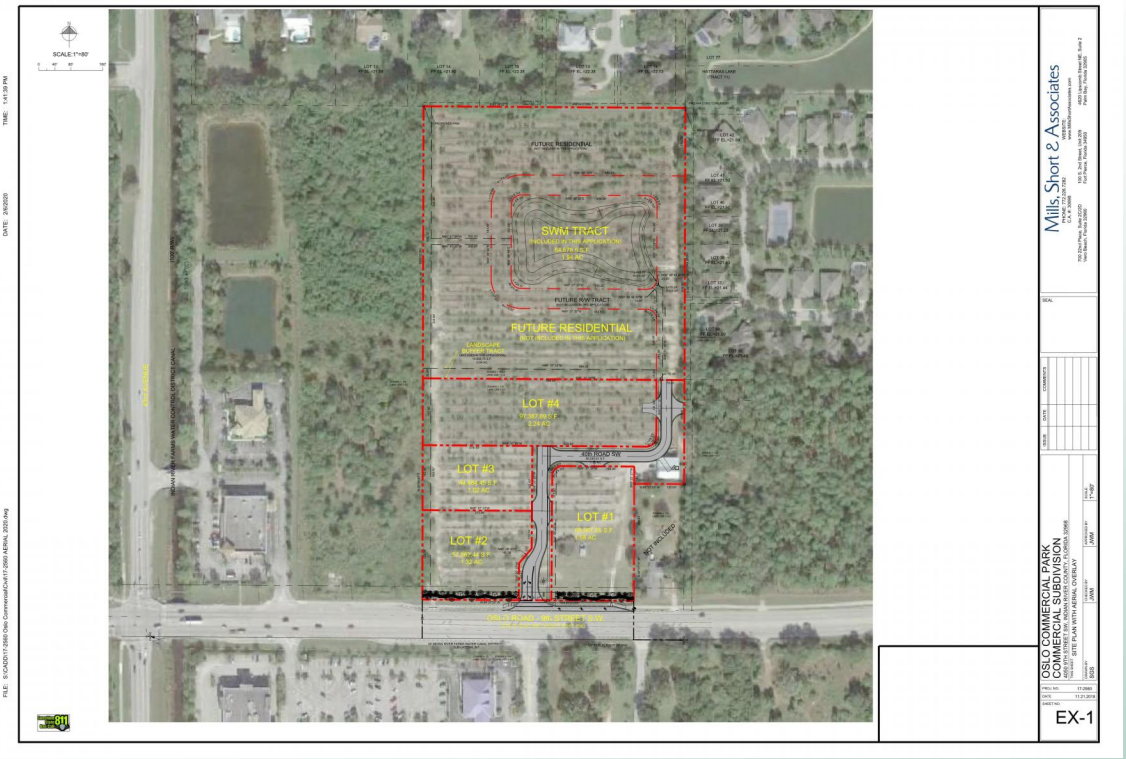
Commercial Out-Parcels on Oslo Road For Lease



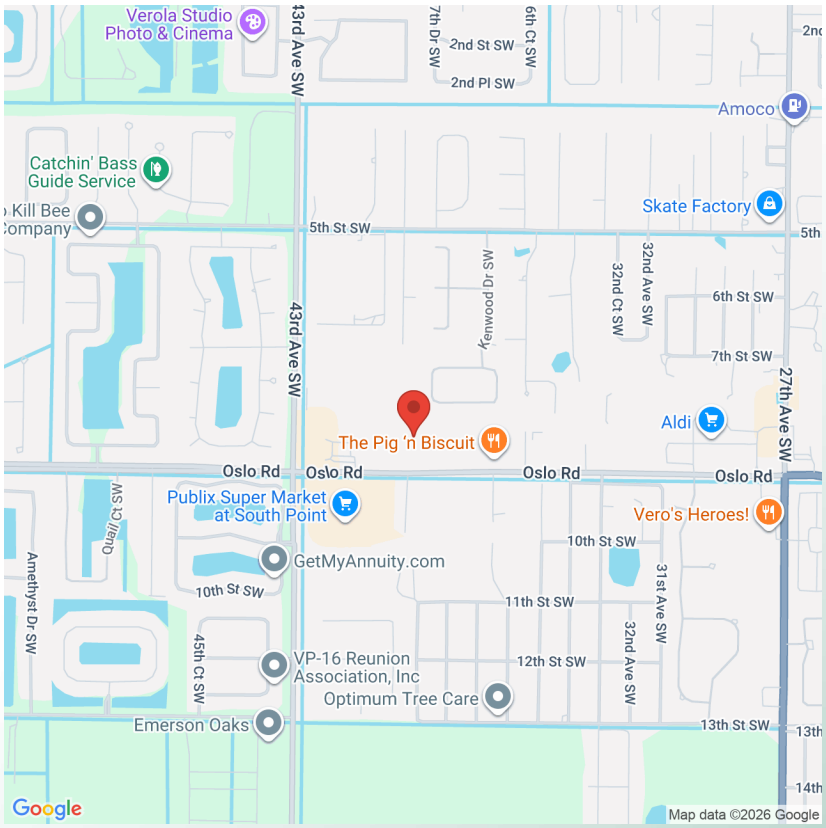
4050 9th Street SW
Vero Beach, FL 32966

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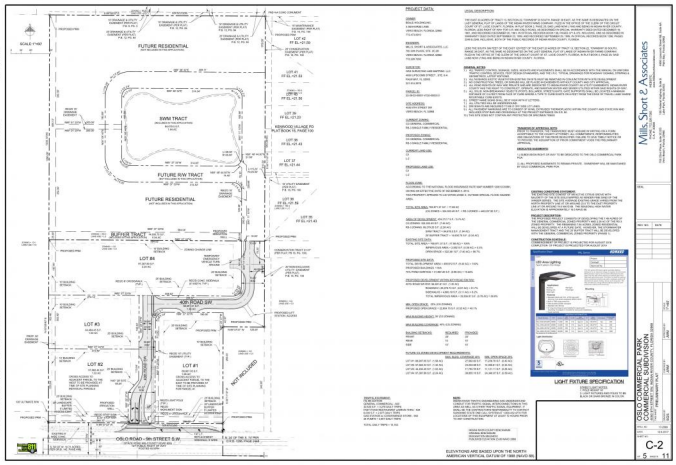
- Prime commercial out-parcel opportunity at the signalized corner of 43rd Street and Oslo Road. With three available lots, CG zoning, approved access coordinated with the Publix Shopping Center, and surrounding national retailers including CVS, Publix, Walgreens, and SunTrust Bank, this site offers strong visibility and accessibility

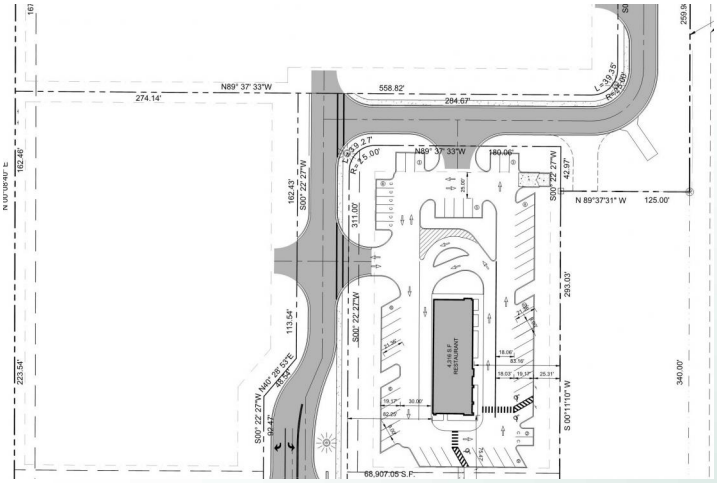


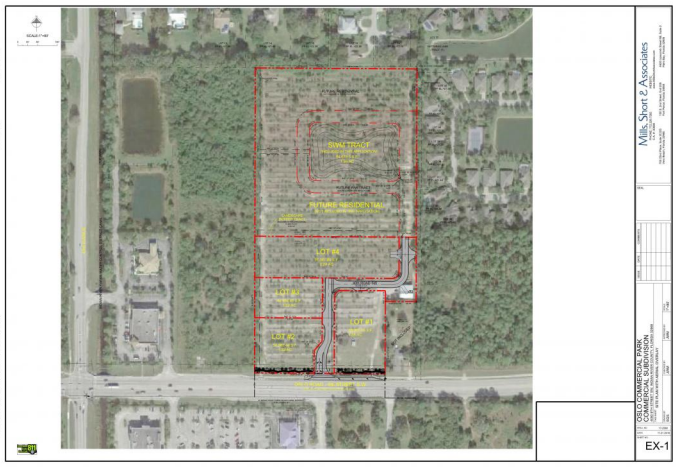
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Status:	Active
Type:	Commercial - For Lease
Lot Size:	17.96 Acres
Type of Electric:	FPL
Zoning Type:	CG - Commercial
Flood Zone:	X
Traffic Volume:	22,000
Traffic Volume Year:	2025

These outparcel offers development potential in an established retail setting with strong neighboring anchors and daily traffic exposure. The approved plan supports a streamlined path for a restaurant or retail user seeking a visible, convenience-oriented location.

AADT Count 22,000.

Commercial out-parcel development opportunity with three available lots:

- **Lot #1: 1.54 AC-Lot #2: 1.32 AC-Lot #3: 1.02 AC**
- **Lot #2 and Lot #3 can be combined for a total of 2.34 AC**
- **Positioned at the corner of 43rd Street and Oslo Road on the south side. Nearby retailers and commercial anchors include CVS, Publix, Northside Walgreens, and SunTrust Ban**k.
- **Traffic Count: AADT 22,000 (2025)**
- **Zoned: (CG) General Commercial**

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